

**Denver Planning Board**  
**Meeting Record Wednesday, March 16 at 3 p.m.**

**1. Call to Order 3:00**

**Board Members Present (9):** Joel Noble (Chair), Erin Clark ( joined the meeting at 3:12), Fred Glick, Jordan Block, Mary Beth Susman, Heidi Majerik, Gosia Kung, Ignacio Correa-Ortiz, Angelle Fother

**Staff Present:** Heidi Tippetts, Andrew Webb, Edson Ibañez, Fran Peñafiel, Nathan Lucero (CAO); Eugene Howard, Valerie Herrera, Libbie Adams, Lilly Djanians; Scott Robinson; Stephen Wilson

**2. Public Comment**

*None.*

**3. Meeting Records for Approval – February 16, 2022**

*Motion by Angelle Fother: I move to approve the meeting record for February 16, 2022.*

*Seconded by Fred Glick. Motion passes: 8-0 (E. Clark not present for vote).*

**Consent Agenda**

*Motion by Fred Glick: I move to approve the consent agenda. Seconded by MaryBeth Susman. Motion passes: 8-0 (E. Clark not present for vote).*

**4. Official Map Amendment, application #2021I-00053 at 2900 N Eudora St, from E-SU-DX to E-SU-D1X; 2685 N Dahlia St from U-SU-C to U-SU-C1; and 3025 N Glencoe from E-SU-DX to E-SU-D1X.**

*Public hearing to recommend to City Council approval or denial of the proposed map amendment.*

*See Denver Zoning Code Section 12.4.10.*

Case Manager: Edson Ibañez

**5. Official Map Amendment, application # 2021I-00170 at 2264 S Williams St from U-SU-C to U-SU-C1. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

*See Denver Zoning Code Section 12.4.10.*

Case Manager: Valerie Herrera

**6. Official Map Amendment, application # 2021I-00240 at 480 S Tejon from E-SU-B to E-SU-B1.**

*Public hearing to recommend to City Council approval or denial of the proposed map amendment.*

*See Denver Zoning Code Section 12.4.10.*

Case Manager: Valerie Herrera

**7. Official Map Amendment, application # 2021I-00174 at 2640 N Grape St. from E-SU-Dx to E-SU-D1x. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

*See Denver Zoning Code Section 12.4.10.*

Case Manager: Valerie Herrera

- 8. Official Map Amendment, application # 2021I-00243 at 1286 South Gilpin from U-SU-C to U-SU-C1.** *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*  
Case Manager: Fran Peñafiel

### Regular Agenda

The Far Northeast Area Plan Amendment, related map amendment and general development plan shared a multi-staff presentation, public comments and questions from the board to staff. Public comments:

Public comments:

- Howard Dean, ceded time to John Benitez
- John Benitez
- Katie Ojennes

- 9. Far Northeast Area Plan Amendment.** *Public hearing to approve, approve with conditions, or deny the proposed area plan amendment. If approved by the Planning Board, the approved area plan amendment shall be transmitted by the Executive Director of Community Planning and Development to the Mayor and City Council to be accepted, modified or rejected. See DRCM Section 12-61(d).*

Presenter: Lilly Djanians

Board deliberation from: Jordan Block, Ignacio Correa-Ortiz, Fred Glick, Joel Noble, and Gosia Kung.

*Motion by Ignacio Correa-Ortiz: I move to approve the Far Northeast Area Plan Amendment, finding that all review criteria have been met. Seconded by Heidi Majerik. Motion passes 9-0.*

- 10. Official Map Amendment, application # 2021I-00016 at 6872 Argonne Street and 19300 72<sup>nd</sup> Avenue from C-MU-10 w/ waivers AIO; C-MU-30 w/ waivers UO-1 AIO; and C-MU-30 w/ waivers & conditions UO-1 AIO to I-MX-8 w/ waiver UO-1 AIO and I-MX-8 w/ waiver AIO.** *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*

Case Manager: Scott Robinson

Board deliberation from: Joel Noble, Ignacio Correa-Ortiz, and Jordan Block.

*Motion by MaryBeth Susman: I move to recommend that City Council approve application # 2021I-00016 at 6872 Argonne Street and 19300 72nd Avenue from C-MU-10 with waivers AIO; C-MU-30 with waivers UO-1 AIO; and C-MU-30 with waivers & conditions, UO-1 AIO to I-MX-8 with waiver UO-1 AIO and I-MX-8 with waiver, AIO, finding that all review criteria have been met. Seconded by Erin Clark. Motion passes 9-0.*

- 11. General Development Plan Amendment: 6872 Argonne Street and 19300 72nd Avenue.** *Public hearing to recommend to the Development Review Committee approval, approval with conditions, or denial of the proposed General Development Plan Amendment. See Denver Zoning Code Section 12.4.14.*

Presenter: Stephen Wilson

Board deliberation from: Ignacio Correa-Ortiz, Angelle Fother, Fred Glick, Erin Clark, Joel Noble, Heidi Majerik & Gosia Kung.

*Motion by Erin Clark: I move to recommend that the Development Review Committee approve the General Development Plan Amendment at 6872 Argonne Street and 19300 72nd Avenue. Seconded by Heidi Majerik. Motion passes 8 in favor, 1 opposed (I. Correa-Ortiz).*

*Planning Board took a ten minute break.*

**12. Official Legislative Map Amendment, proposal #2021I-00116, rezoning properties in Villa Park, Barnum and Barnum West from E-SU-D and E-SU-Dx to E-SU-D1 and E-SU-D1x. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Presenter: Libbie Adams

Public comments:

- Mara Owens
- Tanya Cissell
- Jessica Wright
- Jessica Calderon
- Renee Martinez-Stone

Questions from: Ignacio Correa-Ortiz, MaryBeth Susman, Gosia Kung & Joel Noble

Board deliberation from: Angelle Fother, Gosia Kung, Heidi Majerik, Jordan Block, Joel Noble and MaryBeth Susman.

*Note: the location of this item on the agenda has changed*

*Motion by Jordan Block. I move to recommend that City Council approve application # 2021I-00116, rezoning properties in Villa Park, Barnum and Barnum West from E-SU-D and E-SU-Dx to E-SU-D1 and E-SU-D1x, finding that the applicable review criteria have been met. Seconded by Gosia Kung. Motion passes 8-0 (F. Glick not present for vote).*

## Information Items

**13. Update on the progress of the West Area Plan**

Presenters: Eugene Howard

## Manager/Chair Time

*Agenda time is allocated for the staff to the board or Board Chair to provide any updates or discuss any relevant matters.*